

THEME 1: <i>Enabling the delivery of new homes that people can afford and meeting different types of need in our communities</i>	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	Target/Outcome	What would success look like	Progress update September 2022
Deliver 1000 high quality, suitable and affordable homes throughout the borough between 2020 and 2025.	Negotiate through the planning system to maximise new affordable housing delivery.	Ongoing	Housing Development Team	Staff time	Regular review of delivery at staff 1:1s and appraisals. Quarterly performance monitoring and reporting. Year end performance monitoring, analysis, and reporting	At least 200 new affordable homes per annum that meet a range of needs including (and particularly) those on the housing register.	200+ new affordable homes delivered per annum that are of adequate size and design to meet both current and future needs of occupants.	Exceeded target in 2020/21 and 2021/22 with the delivery of 296 and 408 new affordable homes respectively.
	Actively work with partners to ensure new Affordable Homes meet required space standards	Ongoing	Housing Development Team	Staff Time	Review policy position on space standards as part of Review of Local Plan.	200+ new affordable homes delivered per annum that are of adequate size and design to meet both current and future needs of occupants.	New affordable homes support households' changing needs and enable larger households to have better prospects of securing affordable homes	Reviewing policies for Local Plan. RP partners are taking a more robust approach to requiring better space standards, with requirement to meet at least 85% of Nationally Described Space Standards.
	Empower local communities to become involved in considering how to resolve their housing issues, and to identify their housing needs and aspirations to ensure that the right homes are delivered. Focus on work with Parish Councils and Community Land Trusts to help bring forward housing opportunities.	Ongoing	Housing Development team / Hampshire Homes Hub	Staff time / external resources	Linking in with Community Engagement Officers to keep residents informed on affordable housing topics, and providing an opportunity for them to have input on new housing developments. Partnership working with Hampshire Homes Hub.	Increased delivery in rural affordable housing during the life of the strategy. Increased sense of ownership and inclusion within the community so that they can influence development in their area.	Developments that are supported by the local community and that meet the local needs including rural exception schemes to meet identified housing needs in Parishes.	Developed an in-house rural housing needs survey which provides the opportunity for more detailed discussions with Parish Councils, and the ability for PC's to identify their local housing needs.  Working with Parish Councils to consider opportunities for small affordable housing developments where an interest has been raised.
	Explore new and innovative models of affordable housing delivery to meet a range of needs.	Apr-23	Housing Development team	Staff time	Respond to government consultations on proposed new affordable housing products. Consider forms of modular housing. Consider use of Merlion Local Authority Enhanced Shared Equity Partnership scheme. Monitor progress of town centre projects and use of Council owned land to ensure potential opportunities are explored (including any arising from the One Public Estate approach)	Increased options for affordable housing delivery	Provision of new affordable housing products to meet a range of needs	Produced a First Homes Interim Policy Statement to provide guidance to developers on delivery of that new affordable housing product.  Working with Planning colleagues to consider AH opportunities in town centre projects.
	Implement satisfaction surveys for occupants of new affordable homes to learn from their experience, from allocation of the home, to living in the property - to include paper and online survey	Apr-21	Housing Development Team / Housing Options team	Staff time	Review of current survey practices. Development and rollout of survey. Results of survey responses used to inform future changes to service delivery in partnership with RPs.	Feedback from customers to be incorporated into internal practices, including allocations processes, and design of new homes.	High satisfaction rates on the customers' experience of the allocations process and the standard/quality and energy efficiency of new build affordable housing.	After discussions with RP partners it was agreed that this would be a duplication of their satisfaction surveys. RP's provide feedback to TVBC on any specific issues that are raised in their survey responses. This has resulted in the Housing Development team making recommendations for policy changes in the Local Plan, particularly with regards to space standards.

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	Make best use of grant funding held by the Council to deliver additional affordable homes which are over and above S106 requirements whilst also exploring potential to increase delivery of social rented homes across affordable housing delivery more generally.	Ongoing	Housing Development Team	Staff time	Review and monitoring of funds already received / committed. Review funding opportunities at staff 1:1s Allocating funds and monitoring spend	Less reliance on grant funding for S106 schemes. Better use of funds for non-S106 schemes and/or additionality.	Increased delivery of affordable housing and better use of public subsidy. Clear records of funds available for use. Opportunities to target grant funding to enable additional / increased delivery of rented units at social rent identified and supported.	No requirement to provide grant funding on any sites this year. All S106 funds have been checked for conditions of use / timeframe for spend, and are regularly monitored to ensure use and compliance.  Grant Funding processes were also subject to an Audit Review in spring 2020 and found to be sound.
	Adopt an updated Affordable Housing Supplementary Planning Document to complement existing Local Plan policies and set out clear expectations and parameters to deliver the aims of the Housing Strategy	Jun-20	Housing Development Team and Planning Policy Team	Staff Time / External consultant	Review of current draft Feb 20 Preparation of final document Mar 20	Adoption of SPD	Publication of a completed SPD which gives clear guidance to developers on the policy requirements in Test Valley	SPD adopted by Full Council in September 2020.
	Work with planning teams to negotiate delivery of new affordable homes as part of the Andover Town Centre project and in support of the Romsey South of Town Centre project as may be appropriate and linking in with the Council's Corporate Plan objectives.	Ongoing	Housing Development team / Planning teams	Staff time	Commencement of initial planning discussions during 2021. Identify housing needs.	Delivery of new affordable homes to contribute towards a vibrant and sustainable town centre	A range of affordable homes delivered in the town centre creating a mixed and sustainable community, providing residents with easy access to local amenities.	Ongoing. Early stages of discussion
<b>Ensure that affordable housing meets identified local needs in the context of property type, costs and tenure</b>	Use evidence from housing register and needs surveys to negotiate a range of affordable housing types, including social rented for those in greatest need, and a range of affordable home ownership options for those who wish to own their own home.	Ongoing	Housing Development Team / Housing Options team	Staff time	Ongoing analysis of housing register, needs surveys, and Help to Buy South register to inform planning consultation responses.	Delivery of new affordable homes to meet identified needs	Local people having the opportunity to live in accommodation that meets their needs within their local community without having to move to another area.	Ongoing. Identified areas of the borough where affordability is an issue for larger homes. As a result we are now seeking to secure a higher proportion of social rented homes for the larger units in higher value areas, within current policy limits. Completions of new social rented homes has increased in the last 2 years.
	Review definitions and clauses within S106 agreements to ensure that all new agreements are fit for purpose and meet the aims of the Affordable Housing policies and the Housing Strategy	Commencing March 2020	Housing Development Team / Legal Team/ Development Management	Staff time	Review of current document to identify any areas for improvement. Consultation between internal teams on proposed changes Agreement on standard template	A standard S106 template which will increase efficiency	Clear understanding between Planning / Legal / Housing on standard affordable housing definitions and clauses. A consistent approach to S106 delivery, eliminating any ambiguity and ensuring that the council secures its affordable housing requirements.	New definitions and clauses have been agreed and are now being implemented on new S106 agreements.

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	Continue to monitor the affordability of rented homes in Test Valley	Annually from April 2020	Housing Development team / Housing Options Team	Staff time	Consult with RP partners Initiate resident surveys to assess affordability of new homes. Analyse evidence from Hampshire Home Choice and RP partners on affordability issues at offer stage. Information from RP partners regarding rent arrears and evictions. Produce an Options Paper to address any specific issues.	Reduction in number of applicants being rejected for a property on affordability grounds. Delivery of homes which are affordable	A clear approach to negotiating new affordable homes that meet a wide range of needs based on affordability.	Continuing to monitor, and negotiate social rent on larger homes where affordability is known to be more of an issue.  Consideration to be given to any policy requirements for social rented homes as part of the Review of the Local Plan.  We have introduced a process to allow for an affordability assessment for customers who are having a property adapted for their needs to ensure that they will be accepted by the RP when nominated.
	Work creatively with Registered Providers, including government Strategic Housing Partners and Homes England, to draw down investment to deliver more affordable homes including more social rented homes	Quarterly reviews from April 2020	Housing Development Team / Registered Providers	Staff time	Re-introduction of RP forum to build effective working relationships to maximise delivery. Re-introduction of strategic 1:1 meetings with RP partners to discuss scheme specific opportunities.	Maximising funding opportunities for affordable housing delivery in Test Valley.	Achieving the delivery of at least 200 homes per annum, to include social rented homes for those in greatest need.	Strategic 1:1 meetings with RP partners were reintroduced from Jan 2021 and meetings are held quarterly. RP forum has not yet been reinstated since the pandemic started, although it is felt that the individual 1:1 meetings are working better.
	In conjunction with delivering the Preventing Homelessness & Rough Sleeping Strategy, review temporary accommodation provision to ensure availability of wheelchair accessible units in the local area wherever possible and required	Ongoing	Housing Manager / Registered Providers	Staff time / potential future funding requirements	Temporary accommodation portfolio kept under review	Adequate temporary accommodation provision for all eligible households presenting for homelessness support	Suitable interim and longer term temporary accommodation placements for all households presenting to ensure homelessness can be suitably relieved through offers of temporary accommodation where required	Temporary accommodation is procured from the RP partners as and when needed. When the need for accommodation that is wheelchair accessible is identified we work with our RPs to source this. Properties purchased using funding from the Rough Sleeper Accommodation Programme include the purchase of some ground floor units with at least one wet room
<i>Maximise delivery of rural affordable housing to meet identified local needs</i>	Engage with the Hampshire Rural Housing Partnership / Hampshire Homes Hub, and actively work with parishes to help them identify local needs and bring forward sites for development.	Quarterly reviews from April 2020	Housing Development team	Staff time	New partnership to take effect April 2020. Effectiveness of partnership to be reviewed with team at team meetings	To have a one stop shop for rural housing delivery and promotion.	Increased delivery of rural affordable housing.	The introduction of our own in-house housing needs survey has enabled TVBC to have greater control over delivery, and build better relationships with local parishes. It has also reduced the costs to the Council in establishing rural housing needs.  The services offered by the Hampshire Homes Hub have been significantly reduced and are now only available as a separate paid service.  The Housing Development Team will take on the rural enabling work including discussions with any parishes wishing to develop a Community Land Trust.

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	Work with planning policy colleagues to identify opportunities for affordable housing delivery through Neighbourhood Plans	Quarterly reviews from April 2020	Housing Development team / Planning Policy team	Staff time	Review of Neighbourhood Plans in progress Ensure key messages being given to Neighbourhood Plan groups on affordable housing options Assist Neighbourhood Plan groups to bring forward affordable housing schemes	All parishes completing Neighbourhood Plans have a clear understanding of affordable housing and the needs in their area.	Increased delivery of affordable housing in rural areas.	Ongoing partnership working with Planning Policy colleagues to consider affordable housing opportunities alongside Neighbourhood Planning processes.  Developed new in-house housing needs survey to accommodate Neighbourhood Plan questions.
	Review the approach taken for enabling the delivery of rural affordable housing and the methods for method assessing housing needs in rural areas	Apr-21	Housing Development team and Planning Policy Team	Staff time / potential increased staff resource	Review current processes and costs Consider more cost effective methods of providing an enabling service and producing needs evidence.	A comprehensive and cost effective method of assessing local housing needs and enabling the delivery of rural affordable housing.	A facility to determine the needs in any given area which is robust and cost effective, that will help inform planning policy, and encourage more rural affordable housing delivery to meet local needs	Completed. New in house rural housing needs survey process is now in place, and a number of survey reports have been completed.
	Utilise other council networks to promote affordable housing to parish councils and local communities, ie through local community events (Communications Team) and the Test Valley Association of Town and Parish Councils. Consider use of social media and other media channels to promote AH and gain a wider understanding of its benefits.	Oct-20	Housing Development team / Communications Team	Staff time	Development of a Communications Plan to identify opportunities to promote affordable housing eg. Rural Housing Week, and Shared Ownership Week.  Test Valley News	Regular promotion of newly completed affordable housing schemes and other related topics to raise awareness of affordable housing opportunities.	A better understanding and more proactive approach by local communities/Parish Councils in bringing forward opportunities for affordable housing development. Increased interest from households who would qualify for low cost home ownership.	Draft Communications Plan in place. No specific promotion of affordable housing has taken place, other than the promotion of the new extra care scheme in Romsey.  Recently produced articles for parish newsletters which will promote affordable housing.
<b>Encourage the development of energy efficient affordable homes to reduce carbon emissions and reduce household heating costs.</b>	Actively promote and encourage new affordable housing that incorporates ecologically friendly features and design, working with developers and Registered Providers	Quarterly reviews from April 2020	Housing Development team	Staff time	Review of current practices Review current policy position. Amend planning consultation responses if applicable	More energy efficient homes being delivered.	Reduced bills for occupants of affordable homes.	Policies will be reviewed as part of the Review of Local Plan. Some RP partners are already using more ecologically friendly features and design as standard practice.
<b>Ensure support is available for a range of needs, including supported housing</b>	Embed and develop the Council's in house Resettlement Support Service and continue to build on strengths-based approaches with participation from the wider system of public services	Mar-21	Housing Manager	Staff time	Full complement of staff in roles. Resettlement Officers actively involved in the delivery of Personalised Housing Plans	Minimise the numbers in temporary accommodation. Minimise the length of stay in temporary accommodation. Ensure B&B use is minimised.	TVBC maintains low levels of households in temporary accommodation. Housing Options officers upskilled in resettlement support techniques to enhance pre-existing asset-based approaches	Resettlement team has been embedded within the housing service, with a focus on support to households in temporary accommodation.

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	Develop close links with Hampshire County Council to identify customers who may benefit from bespoke affordable homes to meet specific needs, that may otherwise be difficult to adequately meet within the existing housing stock	Apr-20	Housing Development Team / Hampshire CC	Staff time	Initial meeting with Hampshire CC to discuss their strategies and identify needs. Identify options for meeting needs. Identify potential funding opportunities.	A clear process for identifying needs and signposting customers to appropriate services. A clear understanding between TVBC and HCC regarding roles and responsibilities.	Suitable and cost effective housing solutions being made available to customers with specific and high level needs	Met with HCC to discuss strategies and identify potential opportunities and funding. Good working relationship established between TVBC and HCC.
<b>Ensure alternative housing options are available for people with mobility needs and those affected by physical disabilities where they may be required.</b>	Encourage the development of new housing which is suitable for disabled people and encourage higher accessibility standards using the Affordable Housing SPD and Part M of Building Regulations	Quarterly reviews from April 2020	Housing Development team	Staff time	Planning policy review. Develop standard planning consultation response to seek accessible homes. Development of SPD. Development of standard S106 clauses and planning conditions to secure relevant level of adaptations.	10% of all new affordable homes on sites of 10 or more dwellings to provide homes that are accessible and adaptable.	Delivery of affordable homes that meet the needs of those with disabilities either now or in future, reducing the need for customers to move when their needs change over time.	<p>Updated and adopted the SPD which sets the requirements for a percentage of adapted homes on new developments.</p> <p>Refined planning consultation responses to secure wheelchair accessible homes where needed.</p> <p>Reviewing AH policies as part of Local Plan review, which may include a recommendation to secure certain accessibility standards through policy.</p> <p>Adapted property processes currently being reviewed and improved.</p> <p>Responded to the government's consultation on Raising Accessibility of New Housing with a view to supporting a policy requirement to secure all new homes at an adaptable standard.</p> <p>Continuing to secure adapted homes on new developments through successful developer negotiations.</p>

THEME 2: Improving access to and quality of existing housing	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	Target/Outcome	What would success look like	Progress update September 2022
<b>Explore different ways to make the Council's Housing Services accessible for people who need them most.</b>	Work with Town and Parish Councils and council teams to deliver place-based events to promote housing related services. Use events to facilitate improved access to services and greater awareness of available help, including promotion on energy efficiency measures in domestic homes.	Ongoing through lifetime of strategy	All housing teams / Community Engagement team	Staff time	Regular reviews across housing service for opportunities to attend events, including use of Community Engagement services to reach into local communities.	Attendance at local community events, promoting housing initiatives.	Better understanding and involvement of local communities in delivery of affordable housing, and a clearer understanding of other housing related services available to them.	Covid-19 pandemic has resulted in new ways of working which includes accessible support via Teams and working in partnership with a range of organisations.  Parish Council events now being attended where requested.
	Continue to provide an up to date and comprehensive Service Directory for the area to benefit residents and agencies /stakeholders	Ongoing	Housing Manager / Partner agencies including Preventing Homelessness Forum	Staff time	Directory of Services is updated annually	Up to date Service Directory available on the TVBC website	Comprehensive directory of services available for residents and professionals	Working with other teams across the Council to produce one comprehensive service directory.
	Review the available options for single people and identify how to meet their needs now and in the future	Apr-21	Housing Options / Housing Development	Staff time	Discussion at RP forum to identify key issues.  Analysis of applicants rejected for housing on affordability grounds. Options Paper to identify issues and options	Clear approach to delivery of affordable housing options for single people	A range of housing options that meet the needs and affordability of single people	No evidence of any key affordability issues. No need for Options Paper at this stage. 1 bed homes being negotiated as standard on new developments.  Access to the private rented sector remains possible through changes to our Rent Deposit Loan Scheme application. We have removed the need to have a £50 surplus for single people. Funding received from the Rough Sleeper Accommodation Programme has enabled the purchase of 10 x 1 bed units for those who are high risk of or have a history of rough sleeping. These units are a form of temporary accommodation with intensive wraparound support.
	Ensure that victims of domestic abuse are able to access services and support, and that they are able to remain in their homes where it is appropriate for them to do so, working with the Hampshire Making Safe partnership and local domestic abuse services	April 2020 onwards	Housing Manager, Hampshire Making Safe Co-Ordinator, ACSC Manager	Staff time	Promotion of the service to Registered Providers and other key agencies.	Updated information available to all staff, customers and partners.	Increased number of households able to remain safely in their home as a result of target hardening measures and housing option interventions. If possible, to work with Hampshire partners to secure further MHCLG funding to ensure continuation of the programme for a further 3 years.	Ongoing
<b>Ensure that those who are least able to afford market housing are supported to access a decent and affordable home that meets their needs.</b>	Monitor and review the Allocations Policy to ensure it meets all legal requirements and strikes the right 'balance of needs', whilst investigating ways to ensure those most exposed to local affordability challenges have a realistic prospect of securing a home	April 2023 ( quarterly informal reviews during the life time of the strategy)	Head of Service /Housing Manager/ HHC Manager	Staff time	Using data from the Housing Strategy Evidence Base & Review of Homelessness 2019 to target areas of the allocations policy for review	The Allocations Policy achieves the right balance of priorities. The Allocations Policy supports the Council's strategic aims	The Allocations Policy remains fit for Purpose. The Allocations Policy directly contributes to achieving the Council's strategic aims	We have identified that the allocations policy needs a complete review, however in the meantime amendments and updates have been made to ensure the policy remains lawful and fit for purpose on a day to day basis.

THEME 2: Improving access to and quality of existing housing	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	Target/Outcome	What would success look like	Progress update September 2022
Work in partnership with the Private Rented Sector to increase the available supply of rented homes to meet local needs and work with landlords and their agents to provide opportunities for them to learn and network	Deliver the government funded Private Rented Sector Access Project, including developing an in-house 'Social Lettings Agency' model	6 monthly and April 2021	Head of Service /Housing Manager	MHCLG funding	Launch of TV Lettings, a local lettings agency. Consult with private landlords and letting agents through periodic forums and use feedback to inform future provision. Meet all MHCLG reporting requirements and establish exit strategy including with regard to ring fenced Homelessness Reduction Grant funding.	Increase in the number of private landlords and agencies accommodating our clients. Pre-tenancy training for 40 single people with history of rough sleeping. Increased tenancy sustainment.	TV Lettings - a new service for landlords and tenants. Increased number of households diverted from and moved on from temporary accommodation. Focused PRS project operating sustainably as a 'social letting agency' within Housing Options Service	Complete. The funding from Private Rented Sector Access project has now been utilised, we continue to run our in house estate agent, TV Lettings, which we are now funding from the Homelessness Prevention Grant.
	Deliver Private Rented Sector Landlords' & Letting Agents' Forums and other networking opportunities for private landlords; promoting the events widely and using them to consult the Private Rented Sector on the issues that are affecting them	3 forums per annum	Housing Options Team / Private Sector Housing Team	Staff time	Forums to be held every 4 months to enable discussion of key issues and to receive feedback on emerging pressures and the Council's services.	Good communication with landlords and letting agents to highlight any key issues and discuss national policy changes. Contribute to good relationships with the Private Rented Sector to ensure good supply of good quality rented housing in the borough.	Good supply and standard of rented accommodation in the borough to meet local needs.	Landlord forums being held autumn 2022 and spring 2023.
Actively promote high standards in the rented sector and take appropriate action where those standards are not being met	Support and encourage new, high quality and well managed, Houses in Multiple Occupation in the local area, whilst licensing all HMOs that are subject to mandatory licensing	Ongoing	Private Sector Housing Team	Staff time	Review all current data held by the Council and formulate action plan in combination with the Housing Stock Condition Database (HSCD).	Additional high quality HMO's, and improvements to existing HMO's in the borough	Good quality private rented accommodation that meets health and safety requirements.	Ongoing
	Monitor standards in the rented sector and take robust enforcement action where necessary to tackle disrepair, poor housing conditions and criminal landlords.	Ongoing	Private Sector Housing Team	Staff time	Monitor service requests received regarding poor housing, identify trends and consider action necessary.	To improve housing standards in the borough	Good quality private rented accommodation that is energy efficient, and in good state of repair.	Ongoing
	Ensure the Private Rented Sector meets the requirements of the Energy Efficiency (Private Rented Property) (England & Wales) Regulations 2015, and raise awareness of grants available to residents to improve their homes in terms of energy efficiency	Review to commence April 2020	Private Sector Housing Team	Staff time	Review data held in Housing Stock Condition Database and formulate action plan to target those properties who do not meet the requirement.	To improve housing standards in the borough	All private rented properties with an appropriate energy efficiency rating; reduction in fuel poverty; reduction in cold related illnesses	Funding has been secured through the Sustainable Warmth programmes, which will enable homes with poor energy efficiency ratings to be targeted for assistance. Funding also secured through the MEES regulations to provide access to an IT system to identify properties suitable for assistance, and to train staff as Domestic Energy Assessors.

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<b>Promote energy efficiency in residential homes, the Council's Home Energy Conservation Act (HECA) Action Plan initiatives, and actively support local people to access Energy Company Obligation funding.</b>	Review and promote initiatives contained in the Council's HECA action plan and actively support local people to access Energy Company Obligation funding.	Ongoing	Private Sector Housing Team	Staff time	Reviewed regularly; next action plan update required to be published 2021	To reduce carbon emissions and reduce the incidence of fuel poverty	Improvement in energy efficiency in domestic properties across the Borough	Ongoing. Update on Action Plan was provided in 2021. Also ties in with Climate Emergency Action Plan, and the above objective regarding improving energy efficiency in properties with poor energy efficiency ratings.
<b>Support people with disabilities to remain in their homes through the provision of aids and adaptations and make effective use of the Better Care Fund to meet local need.</b>	Provide an effective and efficient Disabled Facilities Grant process including promoting the grants programme, and make effective use of the Better Care Fund to meet local needs	Quarterly reviews	Private Sector Housing Team	Staff time	Regular review at staff 1:1s and appraisals. Quarterly performance monitoring and reporting. Year end performance monitoring, analysis, and reporting	To utilise grant funding to assist customers to remain living independently in their own home.	Customers able to remain living independently. Reduced hospital admissions.	Ongoing
	Work with Registered Providers to deliver low cost aids and adaptations in their housing stock to support their tenants, and develop improvements in the recording and identification of adapted units within the existing affordable housing stock	Over lifetime of the Strategy	Private Sector Housing Team and Housing Development Team / Registered Providers	Staff time / RP involvement	Review current adapted stock details. Review provision of new aids and adaptations to RP stock on annual basis. Aids and adaptations info reflected in property adverts on Hampshire Home Choice.	Comprehensive record of all adapted stock in the borough	Ability to make best use of adapted stock and meet a range of needs.	No progress yet on obtaining detailed information from RP's on their adapted stock.  Aster continue to provide some adaptations in their existing stock at their expense.
<b>Bring problematic empty homes back into use.</b>	Develop and update the Council's approach to bringing problematic long term empty properties in the borough back into use	Ongoing (Empty Homes policy adopted December 2019)	Private Sector Housing Team	Staff time	Review of internal policies and procedures to ensure streamlined approach. Identify and target specific long term vacant and problematic properties.	Actively working with owners of long term and problematic empty homes to bring them back into use, with reference to the Empty Homes Policy	Reduced level of empty homes in the borough. Ability to take enforcement action where needed.	Internal policies and procedures have been reviewed and updated. Website information has been updated. Long term problematic empty home at Charlton Road, Andover was brought back into use.



<b>THEME 3: Meeting the challenge of an ageing population</b>	<b>What we will do</b>	<b>When will we do it?</b>	<b>Who will deliver this</b>	<b>Resources</b>	<b>Milestones</b>	<b>Target/Outcome</b>	<b>What would success look like</b>	<b>Progress update September 2022</b>
<b>Understand the housing aspirations of people aged 55 and over, who may be eligible for older persons housing and understand local need in partnership with Hampshire County Council, to establish demand and identify opportunities for future schemes.</b>	Review information available on housing needs for older people in the borough, including a clear understanding of Hampshire County Council's approach to extra care housing. Explore barriers to downsizing.	Alongside review of Strategic Housing Market Assessment	Housing Development team / Planning Policy team	Staff time	Meet with Hampshire County Council to review their older person's strategy and longer term approach to extra care or other forms of supported housing for older people. Work with Planning Policy to ensure that a new Strategic Housing Market Assessment will be able to identify needs and trends.	A clear understanding of the housing needs of older people	Successful joint working with Hampshire County Council to identify needs and deliver a range of accommodation to meet those needs.	Worked in partnership with HCC on extra care scheme in Romsey which has now completed. .  Reviewing data from the very recent SHMA document which will help to identify longer term needs for housing for older people, and can feed into the review of Affordable Housing policies for the Local Plan.
	Conduct satisfaction surveys with residents of older person's affordable housing in the borough to ensure that the type of affordable housing delivered is still appropriate to meet the needs of the ageing population.	Apr-25	Housing Development team	Staff time	Survey residents of older persons' developments completed within the last 5 years.	To ensure that negotiations of new affordable homes for older people take account of the changing needs of the older population and accommodation is fit for purpose.	Policies for delivery of older persons housing that can provide fit for purpose accommodation close to amenities, that enhances the experience of tenants and enables them to live independently.	No progress to date
	Work with partners to deliver events that promote affordable housing options for older people and to seek their views, including understanding their housing aspirations. Also use the event to promote other housing initiatives such as grants to improve their existing home.	Adhoc events	All housing teams	Staff time	Regular reviews across housing service for opportunities to attend events, including use of Community Engagement services to reach into local communities. Discuss potential joint approaches with RP partners to deliver housing events.	Providing older people with opportunity to make informed choices on their housing solutions and to access any grants available to them.	Being able to provide older people with options to suit their needs, including access to financial assistance to improve their existing home	Unable to hold any events during the past two years due to Covid restrictions. Events to be considered where appropriate.
<b>Ensure new affordable housing for older people adequately meets future needs (including mobility needs and issues such as dementia), in locations close to local amenities, and of a design and type that is attractive to older people.</b>	Investigate good practice elsewhere; including where schemes may have been delivered for a mix of ages and household types, successfully integrating older persons housing into a mixed community	Ongoing	Housing Development team	Staff time	Use Registered Provider partnership to access evidence of good practice. Review opportunities on new developments which are providing affordable housing	Providing balanced and sustainable communities where residents can provide support to each other.	Mixed tenure developments where older people are able to benefit from younger households living in close proximity, and where residents in the community help each other	Ongoing. Each site is dealt with on a case by case basis.  Using feedback from RP partners where appropriate.
	Review potential for an Extra Care Scheme in Andover town centre to support a mixed and vibrant community as part of future regeneration	Discussions to commence during 2021	Housing Development team / Hampshire CC/ Planning	Staff time	Consult with Hampshire CC on longer term strategy for extra care housing. Assess needs in the area Consider other housing options Consider proposal in line with other planning considerations	Suitable and affordable housing for older people who have an identified care need	A modern and fit for purpose housing facility where older people can live independently while accessing support, together with communal services which can also benefit the wider community	Discussed extra care strategy with HCC. Ongoing discussions regarding Andover town centre regeneration scheme
	Work with partners to deliver and allocate Extra Care homes at the Nightingale Lodge scheme in Romsey	May-21	Housing Development team and Housing Options Team	Staff time	Monitor progress of development. Nominations to completed units. Monitor grant spend	Occupation of all units at Nightingale Lodge	A fit for purpose extra care scheme providing accommodation and support for older people	Development now complete.  Final grant funding payment made..

<b>THEME 3: Meeting the challenge of an ageing population</b>	<b>What we will do</b>	<b>When will we do it?</b>	<b>Who will deliver this</b>	<b>Resources</b>	<b>Milestones</b>	<b>Target/Outcome</b>	<b>What would success look like</b>	<b>Progress update September 2022</b>
Develop a range of alternative housing options for older persons, actively encouraging downsizing to free up family homes.	Work with Registered Providers to identify, and then consult, tenants who are under-occupying affordable homes by 2 or more bedrooms, to understand what would encourage them to move to a smaller home	Apr-22	Housing Options	Staff time. Potential incentives.	Identify level of under occupation. Consider options with RP partners. Consider incentives to offer residents to downsize.	Depending on the outcome of the consultation it may be necessary for further representation to be made to seek budgets for identified solutions.	Better use of stock including releasing larger homes for families in need.	Outstanding
	Identify opportunities on new development sites to deliver a small proportion of affordable bungalows that could be ringfenced for people who are downsizing from family sized affordable homes in Test Valley	Through lifetime of Strategy	Housing Development Team	Staff time	Consider extent of under occupation in the borough. Consult with RP partners regarding delivery of bungalows. Consider any requirement for a policy review as part of review of Local Plan.	iAffordable homes to meet local needs of older people, and release of larger affordable homes for families.	New affordable homes that enable older people to remain living independently in their local area in accommodation that is affordable for them to run. Increased availability of family sized homes to meet needs of families on the housing register.	To be considered on a site by site basis.
	Review the mix of housing needed in the borough as part of the next Revised Local Plan	2021/22	Housing Development team / Planning Policy team	Staff time	Review Strategic Housing Market Assessment and housing register. Analysis of previous delivery / affordability. Development of revised policies.	Robust policies to secure homes to meet local needs	A range of housing that meets identified needs	Working with Planning Policy team on affordable housing policies, and using the recent SHMA for guidance.

<b>THEME 4: Preventing &amp; relieving homelessness and rough sleeping</b>	<b>What we will do</b>	<b>When will we do it?</b>	<b>Who will deliver this</b>	<b>Resources</b>	<b>Milestones</b>	<b>Target/Outcome</b>	<b>What would success look like</b>	<b>Progress update September 2022</b>
<p><b>Key Themes:</b>  <b>Improve health &amp; wellbeing, building on skills, empowering communities to thrive.</b></p> <p><b>Drive innovation across the local system of public services through effective partnership arrangements.</b></p> <p><b>Support people to remain in their homes, or to move into the right accommodation at the right time.</b></p> <p><b>Develop local partnerships to ensure no-one has to sleep rough in Test Valley.</b></p>	<p>Deliver the aims of the Council's Preventing Homelessness &amp; Rough Sleeping Strategy 2020 to 2023</p>	<p>Dec-23</p>	<p>Housing Manager / Social Inclusion Partners / Registered Providers / DWP / Hampshire County Council / Hampshire Constabulary</p>	<p>Identified within the strategy &amp; delivery plan - including MHCLG funding for the purposes of preventing and relieving homelessness</p>	<p>All relevant milestones are contained within the Preventing Homelessness &amp; Rough Sleeping Strategy Delivery Plan</p>	<p>Incidences of homelessness and rough sleeping are minimised, along with the number of households in temporary Accommodation, (including the use of bed and breakfast).</p>	<p>Effective delivery of the Council's Preventing Homelessness &amp; Rough Sleeping Strategy. Minimal levels of homelessness and rough sleeping, temporary accommodation and the use of bed and breakfast.</p>	<p>Preventing and relieving homelessness to be a high priority. This Housing Strategy theme benefits from a separate standalone Preventing Homelessness &amp; Rough Sleeping Strategy, including a delivery plan that sets out how the Council and its partners will prevent and relieve all forms of homelessness</p>